THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 11/07/03 16:14 2pgs
Fees:13.00 Taxes:229.85
20031107-0163978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,121.00

James C Dale III
Affiant

Subscribed and sworn to before me this 10th day of October, 2003.

Anita Johnson Settle
Notary Public
My commission expires: 5/30/04

ANITA JOHNSON SETTLE NOTARY PUBLIC DAVIDSON COUNTY, TENN. DARGE My Commission Expires MAY 30, 2004

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Helen Schultz	**Same**	**107-14-0/162.00**
1909-B Dabbs Court		
Nashville, Tennessee 37217		

WARRANTY DEED

WHEREAS, Helen Schultz (the "Grantee") is the owner and holder of a certain promissory note dated July 14, 2002, from Anthony Higgins (the "Grantor") to the Grantee, in the original principal amount of Sixty-four thousand one hundred twenty and 08/100 ($64,120.08) Dollars, which is secured by a deed of trust of record as Instrument No. 20021010-0124707, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Anthony Higgins, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Helen Schultz, the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 93 on the Plan of Miro Meadows of record in Book 1424, page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Anthony Higgins, by Warranty Deed from Helen Schultz, of record in Instrument No. 20021010-0124706, Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Briley Parkway, Nashville, Tennessee 37217.

This conveyance is made subject to:

1. 2003 taxes, which have been assumed by Grantee.
2. All matters appearing on the Plan of Record in Plat Book 1424, Page 95.
3. Restrictive covenants of record in Book 1710, Page 183.

4. Any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record, said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 11 day of September, 2003.

Anthony Higgins

"Grantor"

Helen Schultz

"Grantee"

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on this 11 day of September, 2003, by **Anthony Higgins**, who is personally known to me or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid.

This 11 day of September, 2003.

BONNIE R. SKIPPER
Notary Public, State of Florida
My comm. expires Sept. 9, 2006
Comm. No. DD 148576

Anthony lee Higgins
95233066

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me on this 10th day of Oct., 2003, by **Helen Schultz**, who is personally known to me or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid.

This 10th day of Oct., 2003.

James C. Dale III

NOTARY PUBLIC
My Commission Expires: 3/25/06

JAMES C. DALE, III
NOTARY PUBLIC AT LARGE
TENNESSEE